



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: November 21, 2016

Re: Fox Creek Subdivision - Preliminary Plat (Case #16-197)

Executive Summary

Approval of this request will result in the creation of a 78-lot residential subdivision to be known as "Fox Creek Subdivision."

Discussion

The proposal is to subdivide 28.84 acres of land located on the west side of Highway PP (addressed 3891 North Highway PP) into 76 single-family residential lots and two common lots. This request is subject to approval of an associated annexation and permanent zoning request (Case # 116-196) which is being concurrently considered for final approval on the November 21, 2016 Council agenda.

The plat has been reviewed by internal and external agencies and found to be compliant with the zoning and subdivision regulations. Prior to the sale of lots within the development, construction plans for public infrastructure and a final plat will need to be submitted for review and approval. The applicant will be required to install a sewer pump station and force main as well as connect to an existing 16-inch city-maintained "green line" (oversized) water main as part of the development.

At the October 6, 2016, Planning Commission meeting the applicant, applicant's engineer, and several members of the public spoke regarding the requested annexation and preliminary plat. Comments offered addressed project specifics such as sewer design and capacity, the northern internal subdivision stub street, impacts to Highway PP, and wildlife impacts.

After receiving public input and seeking staff clarification regarding traffic, connectivity, and Urban Service Area boundary adjustments (related to the proposed annexation) the Commission voted to approve (7-0) the 78-lot preliminary plat subject to the inclusion of a stub street to the north side of the development for future connectivity. The plat has since been revised to satisfy this condition.

A copy of the staff report, locator maps, preliminary plat, and meeting excerpts are attached for review.



Fiscal Impact

Short-Term Impact: None anticipated within the next two years. Public infrastructure extension/expansion would be at the cost of the developer.

Long-Term Impact: Public infrastructure maintenance such as roads and sewers, as well as public safety and solid waste service provision. Future impacts may be offset by increased user fees and property tax collections.

Vision & Strategic Plan Impact

Vision Impacts:

Primary Impact: Not Applicable, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

Strategic Plan Impacts:

Primary Impact: Not Applicable, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

Comprehensive Plan Impacts:

Primary Impact: Land Use & Growth Management, Secondary Impact: Not applicable, Tertiary Impact: Not Applicable

Legislative History

Date	Action
11/7/2016	PH38-16 held a public hearing to discuss annexation of property

Suggested Council Action

Approve the proposed preliminary plat of "Fox Creek Subdivision" as recommended by the Planning and Zoning Commission.